

**Development Management**

101-A Mounts Bay Road

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countyva.govjamescitycountyva.gov**Building Safety and Permits**

757-253-6620

Engineering and Resource Protection

757-253-6670

Planning

757-253-6685

Zoning Enforcement

757-253-6671

October 11, 2013

Mr. Kevin Kolda
Xanterra Kingsmill, LLC
1010 Kingsmill Road
Williamsburg, VA, 23185

RE: SP-0086-2013, Kingsmill Riverwalk

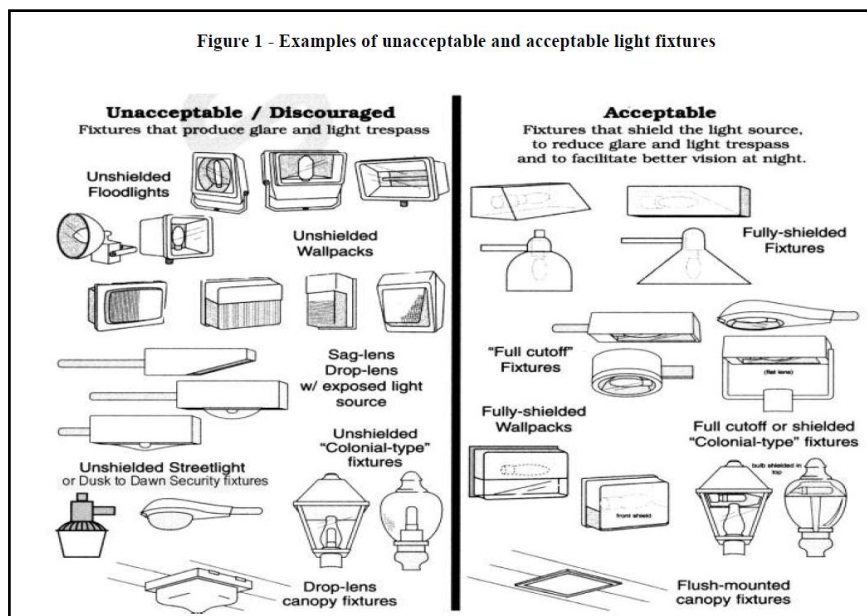
Dear Mr. Kolda:

Thank you for the opportunity to review your site plan application for the development of passive recreation path, amenity pier and boardwalk along the James River at the Kingsmill Resort. Upon review of your application, staff offers the following comments for your consideration:

Planning Division:

1. Please note that effective July 01 2007, James City County instituted a \$250.00 fee for every review of a project after the second resubmission and review. Projects initially received prior to July 01 are counted as new submissions as of their first post July 01 submission for purposes of this policy. **This means that this project shall be allowed two additional submissions before the new fee will be assessed.**
2. Please ensure to label this site plan as **SP-0086-2013**.
3. Under statistical data please add the number of parking spaces (including handicapped parking spaces) associated this application.
4. Should the Wetlands permit and Chesapeake Bay Board approve waivers and/or permits ensure to add a note of the fact on the coversheet.
5. Please provide a rationale justifying the number of parking spaces provided. Please be advised that in accordance with Section 24-56 of the Zoning Ordinance, at least one handicap parking space will be required. This space should be van accessible (9 feet by 8 feet) and the required width of the adjacent marked aisle should be a minimum of 8 feet.

6. Are all the proposed facilities (e.g. pedestrian path, concrete walk, and timber boardwalk) in compliance with the Americans with Disabilities Act (ADA) policies?
7. Will fishing and swimming be allowed from the proposed boardwalk?
8. Will the proposed boardwalk be open/accessible at all times or close at certain hours/days of the week? Please note that adequate lighting shall be provided for parking lots if uses which will be in operation at night are proposed.
9. Please note that in accordance with Section 24-286 of the Zoning Ordinance, structures may be erected up 60 feet in height from grade to the top of the structure.
10. The proposed 6 feet-wide asphalt pedestrian path is shown on the plans between two future cottages; "cottages nos. 7 and 8". Staff is concerned that this location may not be the most appropriate given its potential impacts (e.g. lighting from fixtures, pedestrian traffic, noise, etc.) to these residential dwellings.
11. Please note that when soil is placed on a parcel of land for the purpose of storage, whether temporary or long-term, and the deposits of soil cover a total cumulative land area exceeding 2,500 square feet, or the deposit exceeds eight feet from the natural grade at its maximum height, then the activity shall be considered a soil stockpile and shall be subject to the permitting and performance standards set forth on Section 24-26 of the Zoning Ordinance.
12. According to Section 24-132 of the Zoning Ordinance, all lighting shall be aimed, located, designed, fitted and maintained in a way that will not create a nuisance by projecting or reflecting objectionable light skyward or onto a neighboring use or property. Further, for the lighting of predominantly horizontal surfaces, light fixtures shall be full-cutoff fixtures that meet Illuminating Engineering Society of North America (IESNA) criteria, and shall be aimed straight down (see picture below for reference)



13. Please note that pole mounted light fixtures shall not exceed 30 feet in height. Height of the light fixture shall be the distance from the ground or finished grade level to the highest point.
14. All outdoor lighting used to illuminate signage shall be required to follow specifications for sign lighting found in article 2, division 3 of the Zoning Ordinance.
15. Please provide pictures and the quantity of all the different types of lighting fixtures being proposed. Staff recommends that this information be added to Sheet No. E1.2.
16. Are there any safety measurements such as rails proposed for the entire length of the riverwalk?

Fire Department:

17. Comments have been posted on Casetrak for your review

Building Safety and Permits:

18. Comments have been posted on Casetrak for your review.

Engineering and Resource Protection (ERP):

19. Comments are forthcoming and will be delivered to you as soon as these are made available.

James City Service Authority (JCSA):

20. Comments are forthcoming and will be delivered to you as soon as these are made available.

When the above comments have been incorporated into the plans, please submit 12 sets of revised plans and a letter noting what action was taken to correct the above comments. Please do not hesitate to contact me at (757) 253-6685, should you have any questions or concerns, or if you wish to further discuss your proposal.

Respectfully,

A handwritten signature in black ink, appearing to read "Jose-Ricardo Linhares Ribeiro". The signature is stylized with large, rounded loops for the first and last names.

Jose-Ricardo Linhares Ribeiro
Senior Planner II